



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

September 26, 2022

To: City of Issaquah
Development Services Department
1775 12th Avenue NW
Issaquah, WA 98027

From: Jennifer Kim
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Project address: 755 5th Ave NW
Parcel #: 8843900500
Project Name: 755 5TH AVE NW - DUPLEX
Project Applicant: Hultquist Homes

Project Narrative:

The development objective of this proposal is to provide additional housing units in Central Issaquah, a growing urban area. While the units are attached townhomes, the floor plan design and private amenity spaces allow them to live like detached single-family units. The neighborhood is a mix of older single-family and multi-family developments, and several newer multi-family projects have been built or are proposed to be built in the near vicinity.

The subject property is currently an undeveloped lot bordered on the south and west by the larger “Issaquah Village” condominium complex. Adjacent to the east is an existing older single-family residence, and adjacent to the west is undeveloped and open area that is part of the condominium project. Access is directly off of NW Juniper Street to the north. Preliminary investigations show that water and storm drainage utilities exist along NW Juniper Street, and a public sewer main exists in 5th Ave NW. Salmon Run Nature Park and Berntsen Park are both one block away to the NE and east., respectively. Issaquah Valley Elementary School is a five-minute walk to the south, and Gilman Village is a five-minute walk away along NW Juniper Street. Per the Central Issaquah Conceptual Green Necklace map and Significant Community Spaces map, Juniper Street is an existing connector to both open spaces, parks, and to other shared use routes.

Currently, the site was forested with native conifers and limited ground cover. : There are 387.4 diameter inches on-site, of which 118 diameter inches are proposed for retention or 31 percent retained. This is in compliance with the 25 percent tree retention rate set in the Central Issaquah Plan Development Standards (CIP) 10.13.A.1. A portion of the neighboring condominium’s basketball court is encroaching onto the subject property along the south side and is proposed to be demolished.

The development proposal is to construct two attached single-family units with driveway and entries directly from Juniper Street. The overall slope of the site is negligible and will remain virtually flat from one end to the other. Each unit will have a private 2-car tandem garage.



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Garbage and recycle receptacles are to be located inside the garage of each unit. It will be the responsibility of the owner to take their bins to the Juniper Street curbside on pick-up day and return them to the garage within a timely manner.

Each unit is proposed to be approximately 1,900 SF of living space and will provide private amenity space at rooftop decks. Located within the “Traditional Issaquah” design district, this project proposes to incorporate the style characteristics of the Arts and Crafts Style with rectilinear footprints and steep roof pitches. Materials will also align with the intent of the style integrated into the urban environment.

Design Standards:

This project will meet the standards put forth in the Central Issaquah Development and Design Standards and the Central Issaquah Architecture and Urban Design Manual. The exterior style proposed will be the Arts and Crafts style. Some features unique to this style are steep roofs, rectilinear footprints, combinations of material types, asymmetrical massing, and natural colors.

Massing: This project has a rectilinear footprint with multiple steep gable roof forms at a 10:12 pitch. The building is asymmetrical with unique qualities on every elevation.

Scale: The proposed building is four-stories with a roof deck, and it does not exceed five-stories or 200' in length.

Walls: The maximum three exterior materials used in this building include: brick at the base, painted lap siding, and painted board and batten.

Windows: Windows are single-hung, fixed, or casement units in singles or pairs. They will have divided lites as appropriate to the style.

Doors: Primary entry doors to the units are full-lite and complemented with a sidelight.

Roof: Roof shall be composition roof shingles in a dark gray color that provides a contrast to the lighter siding colors on the floors below.

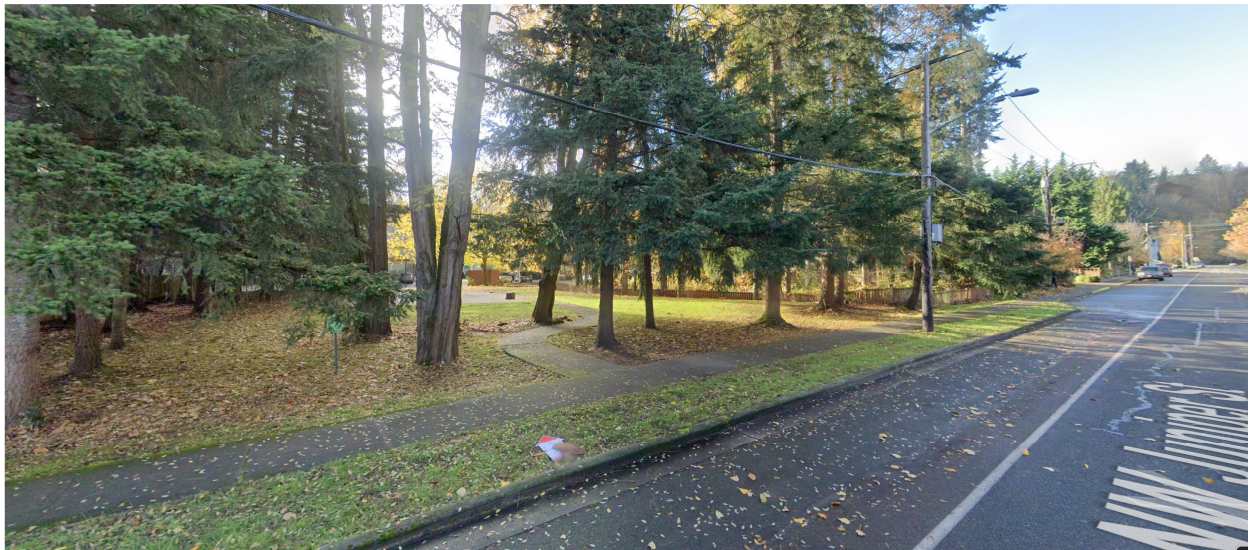
Color: Warm whites, grays, and natural stained cedar are proposed for this project.

Photographs of the existing site:

1) View approaching site from the east



2) View of site (from NE corner)



3) View of site (north property line)



4) View of site (from NW corner)

